

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Cambridge**

State: **MA**

PJ's Total HOME Allocation Received: **\$17,319,075**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 19				
% of Funds Committed	93.81 %	97.03 %	17	95.51 %	34	33	
% of Funds Disbursed	87.56 %	91.37 %	14	87.58 %	40	42	
Leveraging Ratio for Rental Activities	11.51	8.12	1	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	92.03 %	1	82.17 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	76.41 %	77.04 %	12	71.17 %	54	53	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	73.47 %	82.28 %	17	81.54 %	20	23	
% of 0-30% AMI Renters to All Renters***	39.29 %	51.41 %	17	45.68 %	35	36	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.49 %	97.73 %	10	96.19 %	54	53	
Overall Ranking:			In State:	12 / 19	Nationally:	65 66	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$35,867	\$28,079		\$27,510	196 Units	48.90 %	
Homebuyer Unit	\$25,357	\$16,372		\$15,239	197 Units	49.10 %	
Homeowner-Rehab Unit	\$15,438	\$15,631		\$20,932	8 Units	2.00 %	
TBRA Unit	\$0	\$4,114		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Cambridge MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$172,939	\$202,128	\$26,988
State:*	\$154,133	\$104,976	\$23,754
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ:	1.2 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.19

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	40.8	30.5	50.0	0.0	Single/Non-Elderly:	32.7	14.7	25.0	0.0
Black/African American:	33.7	37.6	50.0	0.0	Elderly:	5.6	2.0	37.5	0.0
Asian:	5.1	7.6	0.0	0.0	Related/Single Parent:	37.8	35.5	37.5	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	17.9	46.2	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	5.6	1.5	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.5	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.5	0.0	0.0	0.0					
Other Multi Racial:	1.5	7.1	0.0	0.0					
Asian/Pacific Islander:	0.5	5.1	0.0	0.0					
ETHNICITY:									
Hispanic	17.3	12.2	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	32.1	12.7	25.0	0.0	Section 8:	61.7	2.0 [#]		
2 Persons:	26.5	17.3	50.0	0.0	HOME TBRA:	0.5			
3 Persons:	25.0	27.9	12.5	0.0	Other:	4.1			
4 Persons:	13.3	24.4	12.5	0.0	No Assistance:	33.7			
5 Persons:	2.6	13.7	0.0	0.0					
6 Persons:	0.5	2.5	0.0	0.0					
7 Persons:	0.0	1.0	0.0	0.0					
8 or more Persons:	0.0	0.5	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				207

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Cambridge State: MA Group Rank: 65
 (Percentile)
 State Rank: 0 / 0 PJs Overall Rank: 66
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	76.41	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	73.47	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	99.49	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	2.01	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

